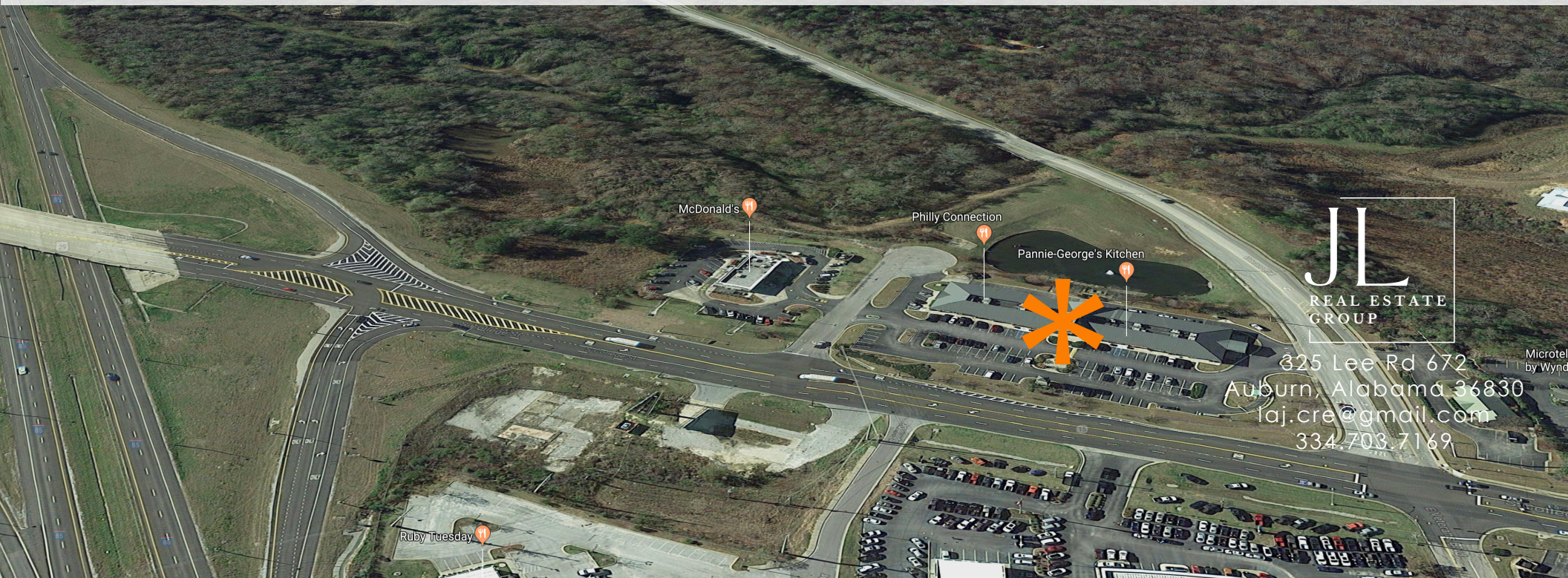




PARKERSON MILL LAND

Auburn, Alabama

INVESTMENT OFFERING STATEMENT



325 Lee Rd 672
Auburn, Alabama 36830
laj.cre@gmail.com
334.703.7169

Microtel
by Wyndham

PARKERSON MILL

Auburn, Alabama

INVESTMENT SUMMARY

Address:	2328 S. College St.
Location:	Auburn, Alabama
Current Use:	Commercial/Land
Remaining Land Size:	22.6 Acres
Zoning:	CDD & PDD/CDD/DDH
Adj. Zoning:	DDH/LDD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2022)	3,502	23,638	62,778
POPULATION (2027 Estimate)	3,725	25,403	67,306
AVERAGE HH INCOME	39,286	61,875	70,242

PARCELS

	SIZE	
A	3.76 ac	Center & Lease
B	22.6 ac	Surrounding Acreage

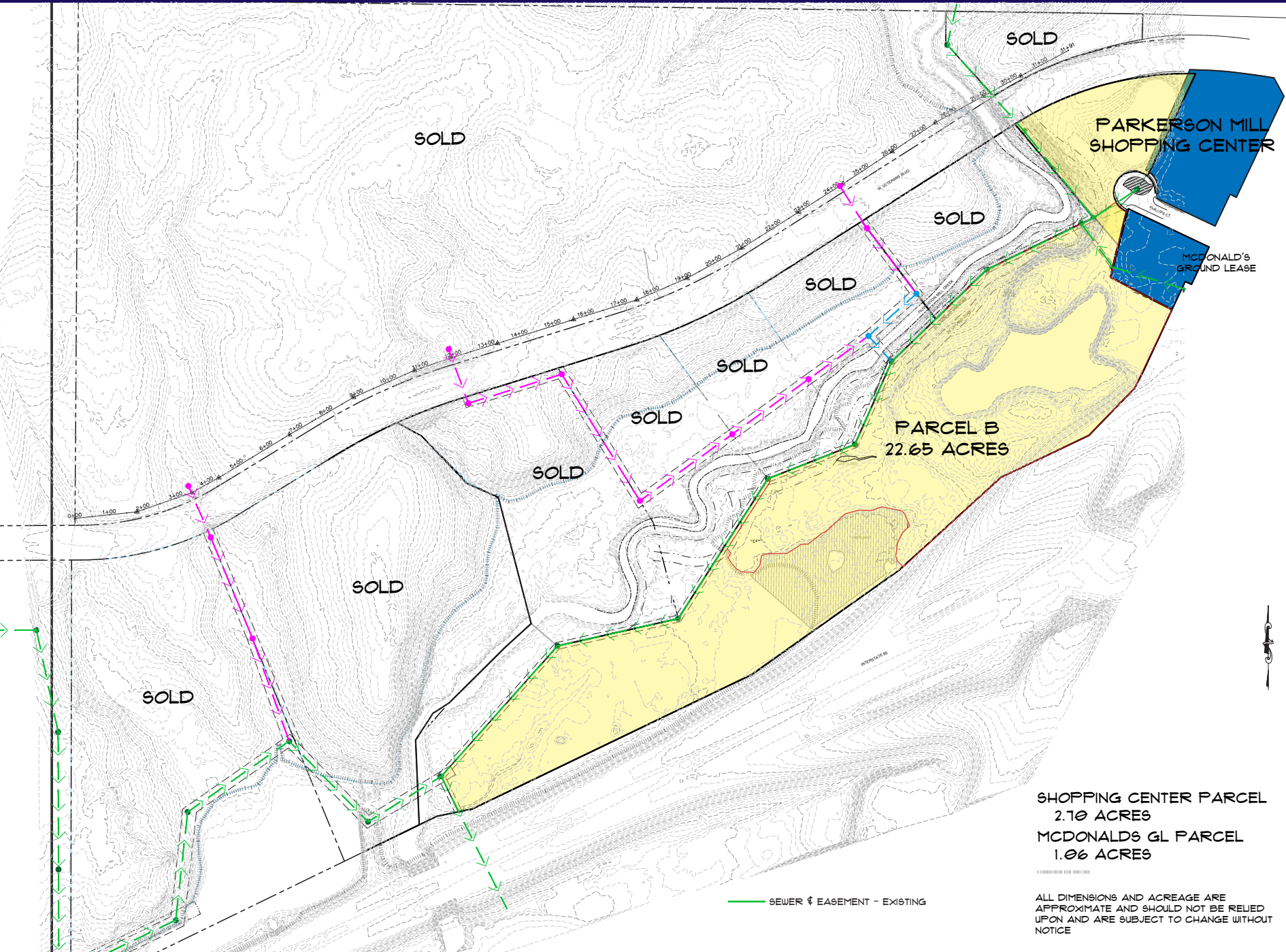
INCREDIBLE INCOME PROPERTY WITH GREAT COMMERCIAL DEVELOPMENT OPPORTUNITY

S. College @ I-85, Auburn, Alabama



2328 S. College St.

Auburn, Alabama



Engine
PINNACLE
 ENGINEERING & SURVEYING, INC.
 670 David Drive, Suite A
 Auburn, AL 36830
 334-703-8860
 www.pinnacle-inc.net

Client

Project Name

Sheet Title

Scale
 1"=100'

SHIPPING CENTER PARCEL
 2.10 ACRES
 MCDONALD'S GL PARCEL
 1.06 ACRES

ALL DIMENSIONS AND ACREAGE ARE
 APPROXIMATE AND SHOULD NOT BE RELIED
 UPON AND ARE SUBJECT TO CHANGE WITHOUT
 NOTICE

Project No. 037.003
 Date 6-10-16
 Scale 1"=100'

INCOME PROPERTY

2328 S. College St.
Auburn, Alabama

Located in South Auburn at the intersection of S. College, Interstate 85 (Exit 51) and Veteran's boulevard, in the Parkerson Mill Development. Center is fully leased.

Shopping Center & Land
Offered at \$11,400,400*

Phillips Family Partnership - Parkerson Mill

S College / Interstate 85 / Veteran's Boulevard
AUBURN, ALABAMA 36830

INVESTMENT SUMMARY

VILLAGE AT PARKSON MILL:	19,350 SF - Fully Leased
TOTAL RENTABLE SQUARE FEET:	19,350 SF
TOTAL UNITS:	12
CURRENT OCCUPANCY (June 2025):	100%
AVG RENT/UNIT:	\$2,612
AVG RENT/SF/UNIT:	\$14.41
GROUND LEASE:	McDonalds - 1.06 acres Region's ATM
LAND:	22.65 acres
NOI:	\$435,460

INVESTMENT HIGHLIGHTS

- **Income Producing Property** - The Village at Parkerson Mill, built in 2000 has been kept leased and well maintained by the current owners. The property is currently 100% leased.
- **Interstate Location** - Parkerson Mill is located at the busiest Interstate interchange in Auburn - the primary exit to Auburn University and Downtown Auburn.
- **Expansion Opportunity** - Additional acreage is available to expand, with excellent Interstate frontage and visibility. The additional property is approximately 22.65 acres +/-, of which approximately 10 acres are buildable.

* The **INCOME PRODUCING PROPERTY** will **NOT** be sold until all vacant land has been sold or in conjunction with the sale of any remaining vacant land.

SHOPPING CENTER PROPERTY DETAILS

Lot 1, Phase 1 (Village at Parkerson Mill) is 19,350 SF shopping center. The building sits on approximately 2.7 acres, with an additional 2+ acres of detention to the rear of the property.

Zoning

CDD - Comprehensive Development District

Access and Signage

The property is accessed directly off S College Street, Veteran's Boulevard and Phillips Court. There is a signalized intersection at S. College and Veteran's Drive. Signage is located on the buildings, as well as a monument sign on S. College Street.

Parking

Parking Spaces: 98
Spaces Per 1000 SF: 5.0

Jurisdiction and Taxes

Jurisdiction: City of Auburn
Parcel ID Numbers: 19-01-12-0-000-181.000
Assessment Ratio: 20% FMV
Millage Rate: 54 mils
Tax Year: Calendar
Taxes Due By: October
2024 Center Taxes: \$ 33,947.64

RENT ROLL, INCLUDING MCDONALDS &
REGIONS BANK GROUND LEASE AVAILABLE
UPON SIGNING NDA

Confidentiality Agreement

The following will serve to confirm the understanding and agreement concerning certain material, data and information, either the digital or printed document (collectively the "Offering Statement"), which JL Real Estate Group (the "Broker") will make available to you. Owner is prepared to furnish you with the Offering Statement, only on the condition that you treat such Offering Statement confidentially.

The Offering Statement furnished to you will be used by you solely for evaluating a possible transaction exclusively for your own account, as principal in the transaction and not as a broker or agent for any other person. By acknowledgment of your receipt of this Confidentiality Agreement, you agree that the Offering Statement is confidential, that you will hold and treat it in the strictest of confidence, that you will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Statement or its contents to any other person, firm or entity without prior written authorization of the Owner, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the interest of Owner. Photocopying or other duplication is strictly prohibited. The Offering Statement shall remain the property of Owner. This confidential Offering Statement does not purport to be all inclusive or to contain all the information which a prospective lender may desire. Neither Owner nor Broker, nor any of its officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this digital or printed Offering Statement or any of its contents, and no legal liability is assumed or shall be implied with respect thereto.

OWNER EXPRESSLY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

Parkerson Mill

Auburn, Alabama

For more information:

Lee Alice Johnson
325 Lee Rd 672
Auburn, Alabama 36830
laj.cre@gmail.com
334.703.7169

